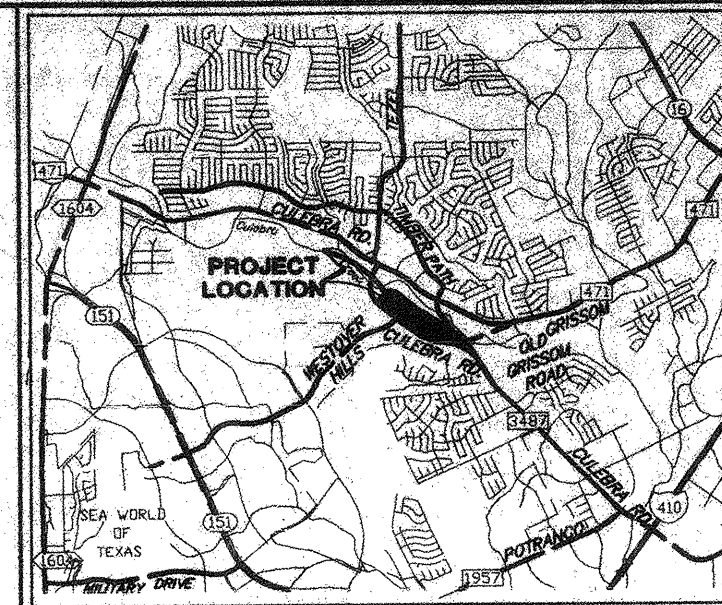


Book: 9556
Page: 152
Filed & Recorded
02/17/2003 11:39:27 AM
BERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGER
COURTHOUSE SEC 1

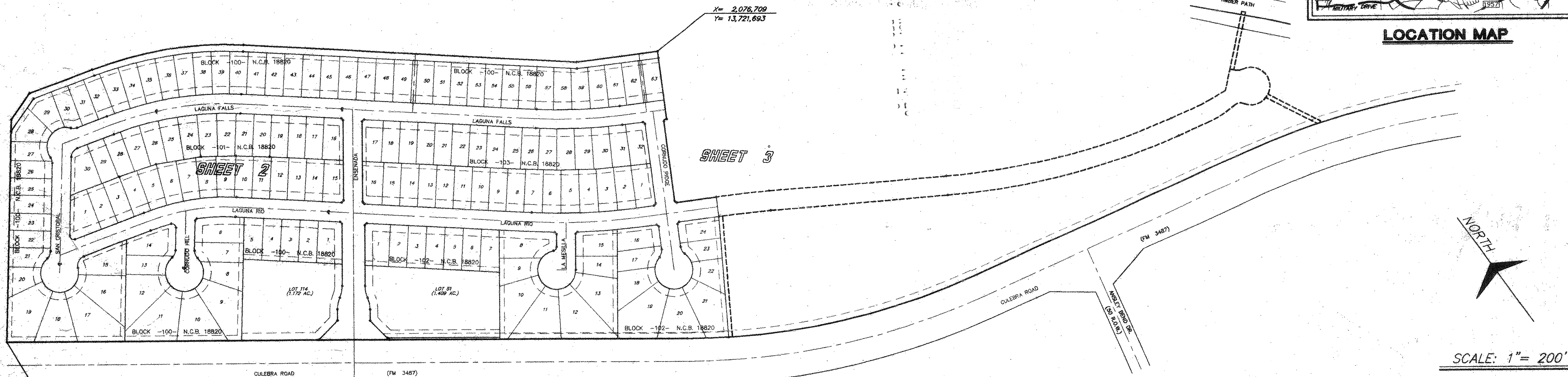
TDOT NOTES

- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 100 ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1800.51.
- (4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDOT.

PLAT No. 010422



LOCATION MAP



SCALE: 1"= 200'

X= 2,076,801
Y= 13,722,103

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP LABELED POI PLS 3929 SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE IN FEET.
3. E., G. & CATV - DENOTES ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.
4. F.I.R. - DENOTES FOUND IRON ROD.
5. ELEC. TELE & CATV - DENOTES ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.
6. 20' B.S.L. - DENOTES 20' BUILDING SETBACK LINE.
7. ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF 8" (INCHES) ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES FURNISHED BY OTHERS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

NOTE:

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SUBDIVISION PLAT ESTABLISHING THE VILLAGE SUBDIVISION UNIT 9E

BEING 32.473 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 112.287 ACRE TRACT OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, COUNTY BLOCK 4433, N.C.B. 18820, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN VOLUME 6307, PAGE 1902 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

POZNECKI • CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 280 SAN ANTONIO, TEXAS 78229 210/349-3273

THIS PLAT OF THE VILLAGE SUBDIVISION UNIT 9E HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10 DAY OF JULY A.D. 20 02

BY: *[Signature]* CHAIRMAN

BY: *[Signature]* SECRETARY

DIRECTIONAL CONTROL

BEARING REFERENCE SOURCE IS BASED ON THE VILLAGE SUBDIVISION UNIT-9C VOL. 9540, PAGE 170-172.

C.P.S.B. NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES, CABLES, CONDUITS, PIPELINE OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH CHALLENGE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANDS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF June A.D. 20 02

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, *Gerry Rickhoff*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF February

A.D. 20 03 AT 11:39 A.M. AND DULY RECORDED THE 14th DAY OF Feb.

A.D. 20 03 AT 3:20 P.M. IN THE RECORDS OF Deeds & Plats

OF SAID COUNTY, IN BOOK VOLUME 9556 ON PAGE 152

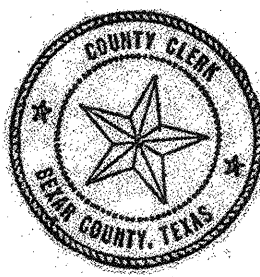
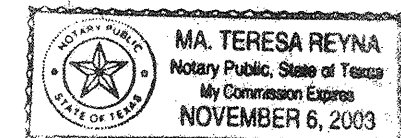
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th

DAY OF February

A.D. 20 03

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *[Signature]* DEPUTY



SHEET 1 OF 3

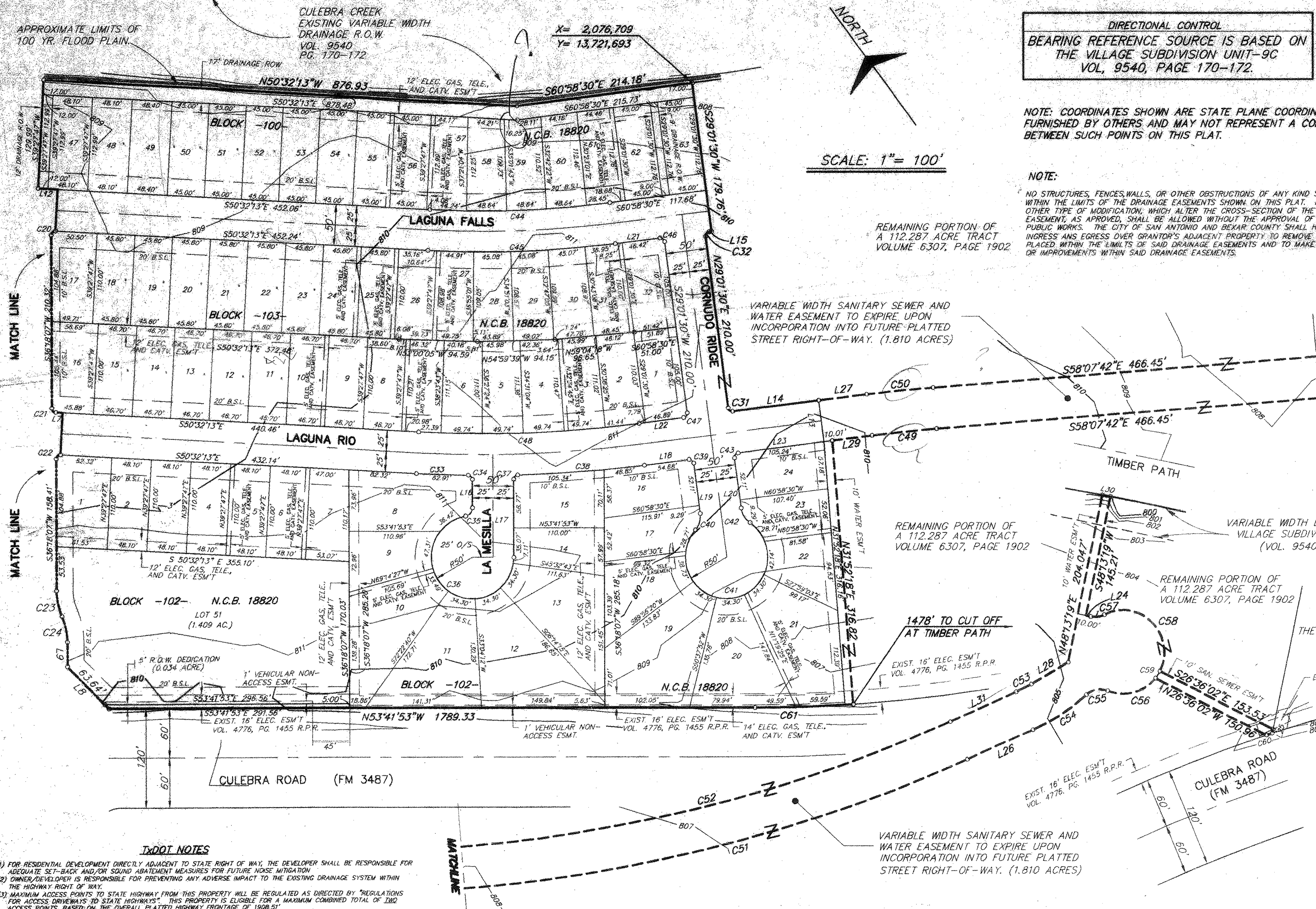
J.O. 01013-9E DATE: 6-26-02

LOTS: 151

VRP # 04-11-020

P-01013-9E

Doc# 20030035454
Book# 9556
Page# 154
Filed & Recorded
02/14/2003 11:39:27 AM
GERRY RICKHOFF
COUNTY CLERK
BEAR COUNTY
RECORDING
RECORDS MANAGER
COURTHOUSE SEC 1

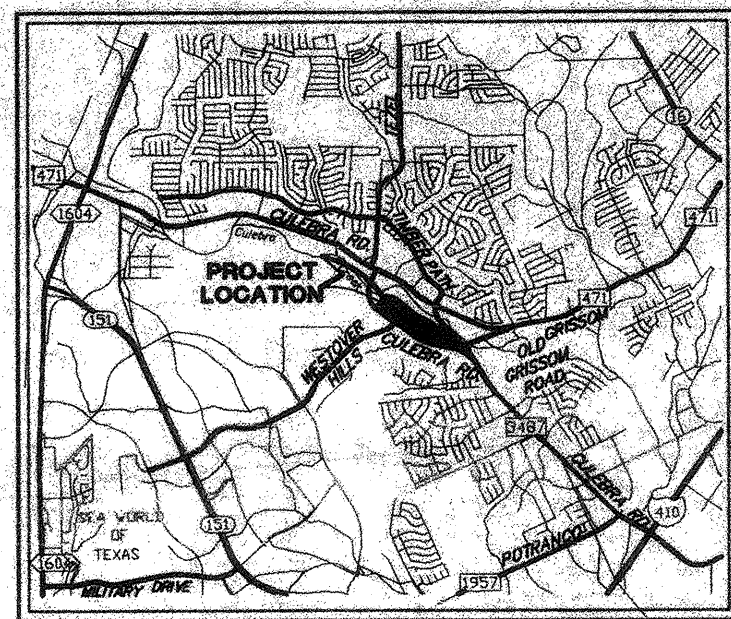


DIRECTIONAL CONTROL
BEARING REFERENCE SOURCE IS BASED ON
THE VILLAGE SUBDIVISION UNIT-9C
VOL. 9540, PAGE 170-172.

SCALE: 1" = 100'

NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES
FURNISHED BY OTHERS AND MAY NOT REPRESENT A COMPUTATION
BETWEEN SUCH POINTS ON THIS PLAT.

NOTE:
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED
WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR
OTHER TYPE OF MODIFICATION, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE
EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF
PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF
INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS
PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS
OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



LOCATION MAP

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP
LABELED PCI PLS 3929 SET AT
ALL PROPERTY CORNERS, UNLESS
OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE
IN FEET.
3. E., G. & CATV - DENOTES
ELECTRIC, GAS, TELEPHONE, AND
CABLE TV EASEMENT.
4. F.I.R. - DENOTES FOUND IRON ROD
5. ELEC. TELE. & CATV - DENOTES
ELECTRIC, TELEPHONE, AND CABLE
TV EASEMENT.
6. 20' B.S.L. - DENOTES 20' BUILDING
SETBACK LINE
7. ALL RESIDENTIAL FINISHED FLOOR
ELEVATIONS MUST BE A MIN. OF 8"
(INCHES) ABOVE FINISHED ADJACENT GRADE.

C.P.S.B. NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS
HEREBY DEDICATING THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE
FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR
EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER
EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING,
INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINE OR
TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND
EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT
AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF,
OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR
APPURTENANCES THEREOF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS
SHALL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S.B. EQUIPMENT, LOCATED WITHIN
SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

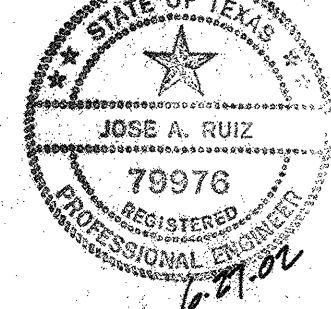
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER,
SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE
CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN
THEY ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

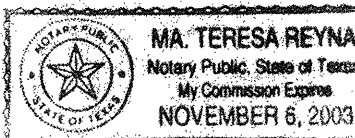
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY
UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE
EASEMENTS.

IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT
THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT
FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT
RECORDATION, MUST BE PAID PRIOR TO WATER METER
SET AND/OR SEWER SERVICE CONNECTION.

- T.O.D.T. NOTES**
- (1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR
ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION
 - (2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN
THE HIGHWAY RIGHT OF WAY.
 - (3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS
FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS CLUSIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO
ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1908.51'
 - (4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY T.O.D.T. PRIOR
TO CONSTRUCTION OF HIGHWAY RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY T.O.D.T.



STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
PLAT TO THE MATTERS OF STREET, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY.



SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF June
A.D. 2002
MA. TERESA REYNA
NOTARY PUBLIC
BEAR COUNTY, TEXAS
THE OWNER OF THE LAND SHOWN ON THIS PLAT, CARLOS C. SANDOVAL,
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE
OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS
AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S)
PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE
SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED
BY THE DEVELOPMENT SERVICES DEPARTMENT.

SUBDIVISION PLAT
ESTABLISHING
THE VILLAGE SUBDIVISION UNIT 9E

BEING 32.463 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 112.287 ACRE
TRACT OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, COUNTY
BLOCK 4433, N.C.B. 18820, SAN ANTONIO, BEAR COUNTY, TEXAS AS DESCRIBED IN
VOLUME 6307, PAGE 1902 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY TEXAS.

POZNECKI - CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78228 210/349-3273

THIS PLAT OF THE VILLAGE SUBDIVISION UNIT 9E
HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO,
TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

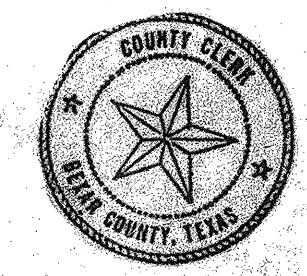
DATED THIS 10 DAY OF July A.D. 2002

BY: *Oliver J. Smith* CHAIRMAN
BY: *Rick Rickhoff* SECRETARY

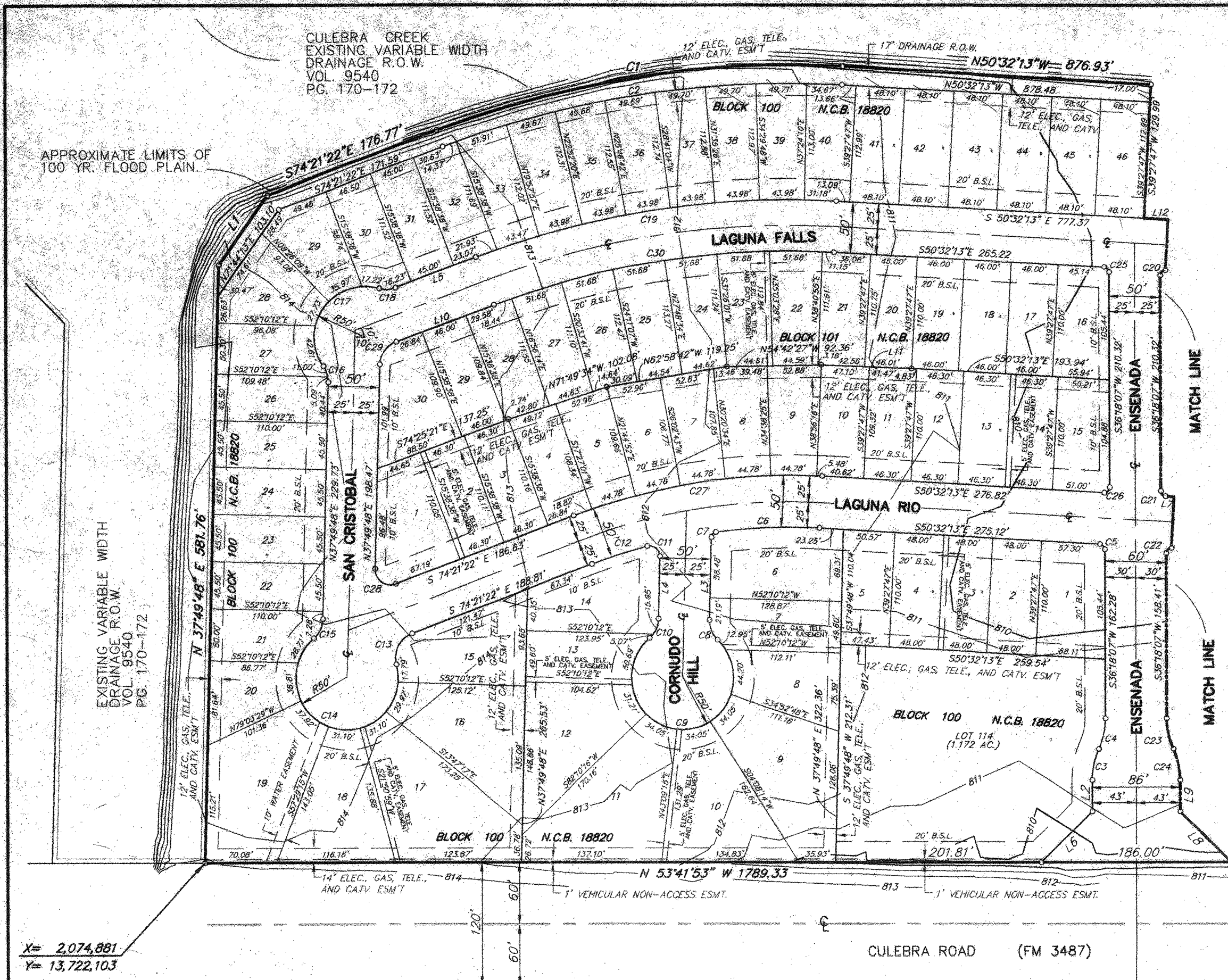
STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

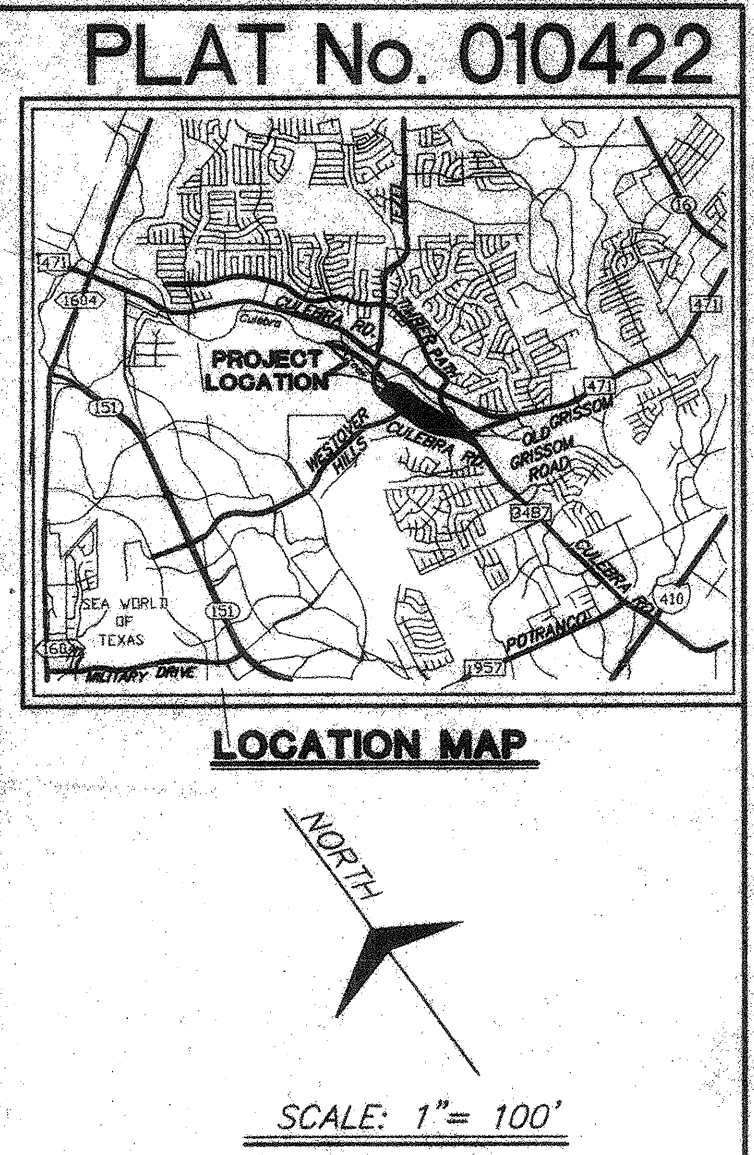
SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF June
A.D. 2002
Gerry Rickhoff
COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE
ON THE 14th DAY OF February
A.D. 2003 AT 11:39 A.M. AND DULY RECORDED THE 14th DAY OF Feb.
A.D. 2003 AT 3:55 P.M. IN THE RECORDS OF Deeds & Plats
OF SAID COUNTY, IN BOOK VOLUME 9556 ON PAGE 154
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th
DAY OF February A.D. 2003



Doc# 20030035453
Book# 9556
Page# 153
Filed & Recorded
SERIAL 113937
COUNTY CLERK
BEXAR COUNTY
RECORDS
RECORDS HOUSE
RECORDS SECTION
\$ 25.00
\$ 5.00
\$ 1.00



LINE TABLE			CURVE TABLE		
LINE	BEARING	LENGTH	NO.	DELTA	RADIUS
L1	N71°44'13"E	82.99'	C1	23°49'11"	977.00'
L2	N36°18'07"E	30.00'	C2	23°49'11"	960.00'
L3	N37°49'48"E	79.67'	C3	24°01'48"	75.00'
L4	N37°49'48"E	60.00'	C4	24°01'48"	75.00'
L5	S74°21'22"E	84.31'	C5	86°50'20"	5.00'
L6	S81°18'07"W	70.71'	C6	10°39'37"	547.00'
L7	S80°32'13"E	8.32'	C7	80°58'24"	5.00'
L8	S08°41'53"E	70.71'	C8	48°11'23"	25.00'
L9	S38°18'07"W	30.00'	C9	27°22'46"	50.00'
L10	S74°21'22"E	102.42'	C10	48°11'23"	25.00'
L11	S51°28'15"E	88.57'	C11	106°13'28"	10.00'
L12	N50°32'13"W	23.61'	C12	05°57'43"	547.00'
L13	N29°01'30"E	50.00'	C13	84°09'52"	25.00'
L14	N60°58'30"W	105.24'	C14	244°32'24"	50.00'
L15	N60°58'30"W	3.00'	C15	48°11'23"	25.00'
L16	S36°18'07"W	34.33'	C16	36°52'12"	25.00'
L17	S36°18'07"W	93.84'	C17	141°33'13"	50.00'
L18	S60°54'30"E	54.68'	C18	36°52'12"	25.00'
L19	S29°01'30"W	61.40'	C19	23°49'11"	960.00'
L20	S29°01'30"W	61.40'	C20	93°09'40"	5.00'
L21	S60°54'30"E	54.68'	C21	86°50'20"	5.00'
L22	S60°54'30"E	54.68'	C22	93°09'40"	5.00'
L23	S60°54'30"E	105.24'	C23	24°01'48"	75.00'
L24	S41°46'41"E	5.87'	C24	24°01'48"	75.00'
L25	S48°11'23"W	5.18'	C25	86°50'20"	5.00'
L26	N77°49'01"W	82.30'	C26	83°09'40"	5.00'
L27	S60°54'30"E	58.50'	C27	23°49'11"	960.00'
L28	S81°18'07"W	51.75'	C28	112°11'10"	15.00'
L29	S60°54'30"E	48.49'	C29	67°48'50"	25.00'
L30	S42°52'49"E	10.00'	C30	23°49'11"	817.00'
L31	S77°42'01"E	87.30'	C31	80°00'00"	5.00'
L32			C32	90°00'00"	5.00'
L33			C33	02°22'17"	1520.00'
L34			C34	89°12'37"	5.00'
L35			C35	89°24'21"	10.00'
L36			C36	280°24'21"	50.00'
L37			C37	88°32'07"	5.00'
L38			C38	05°48'44"	1520.00'
L39			C39	90°00'00"	5.00'
L40			C40	48°11'23"	25.00'
L41			C41	276°22'46"	50.00'
L42			C42	48°11'23"	25.00'
L43			C43	90°00'00"	5.00'
L44			C44	10°26'17"	1200.00'
L45			C45	10°26'17"	1200.00'
L46			C46	90°00'00"	5.00'
L47			C47	90°00'00"	5.00'
L48			C48	10°26'17"	1470.00'
L49			C49	02°50'48"	1580.00'
L50			C50	02°50'48"	1630.00'
L51			C51	19°34'19"	1850.00'
L52			C52	19°34'19"	1800.00'
L53			C53	05°58'53"	200.00'
L54			C54	17°53'18"	250.00'
L55			C55	63°24'43"	25.00'
L56			C56	73°25'13"	50.00'
L57			C57	38°09'05"	25.00'
L58			C58	144°08'43"	50.00'
L59			C59	11°32'13"	50.00'
L60			C60	00°12'16"	1869.88'
L61			C61	03°41'29"	1849.88'



NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES FURNISHED BY OTHERS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

TxDOT NOTES

(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAY. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COVERED TOTAL OF TWO ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1908.51'.

(4) IF SIDEWALKS ARE REQUIRED BY CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE:

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NOTES:

- 1/2" IRON RODS WITH YELLOW CAP LABELED PCI PLS 3929 SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
- ALL DISTANCES SHOWN ARE IN FEET.
- E, G, & CATV - DENOTES ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.
- F.I.R. - DENOTES FOUND IRON ROD.
- ELEC, TEL & CATV - DENOTES ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.
- 20' B.S.L. - DENOTES 20' BUILDING SETBACK LINE.
- ALL RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MIN. OF 8" (INCHES) ABOVE FINISHED ADJACENT GRADE.

DIRECTIONAL CONTROL

BEARING REFERENCE SOURCE IS BASED ON THE VILLAGE SUBDIVISION UNIT-9C VOL. 9540, PAGE 170-172.

STATE OF TEXAS
COUNTY OF BEXAR

JOSE A. RUIZ
79976
REGISTERED PROFESSIONAL ENGINEER

MA. TERESA REYNA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 6, 2003

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT CARLOS C. SANDOVAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS C. SANDOVAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF June, A.D. 2002.

PAMELA A. NELSON
Notary Public
State of Texas
My Comm. Exp. 09-05-2005

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION UNIT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SUBDIVISION PLAT
ESTABLISHING
THE VILLAGE SUBDIVISION UNIT 9E

BEING 32.473 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 112.287 ACRE TRACT OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT 573, COUNTY BLOCK 44.33, N.C.B. 18820, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN VOLUME 6307, PAGE 1902 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

POZNECKI • CAMARILLO and ASSOC., INC.

ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

THIS PLAT OF THE VILLAGE SUBDIVISION UNIT 9E HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF July, A.D. 2002.

BY: *[Signature]* CHAIRMAN
BY: *[Signature]* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

MA. TERESA REYNA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 6, 2003

STATE OF TEXAS
COUNTY OF BEXAR

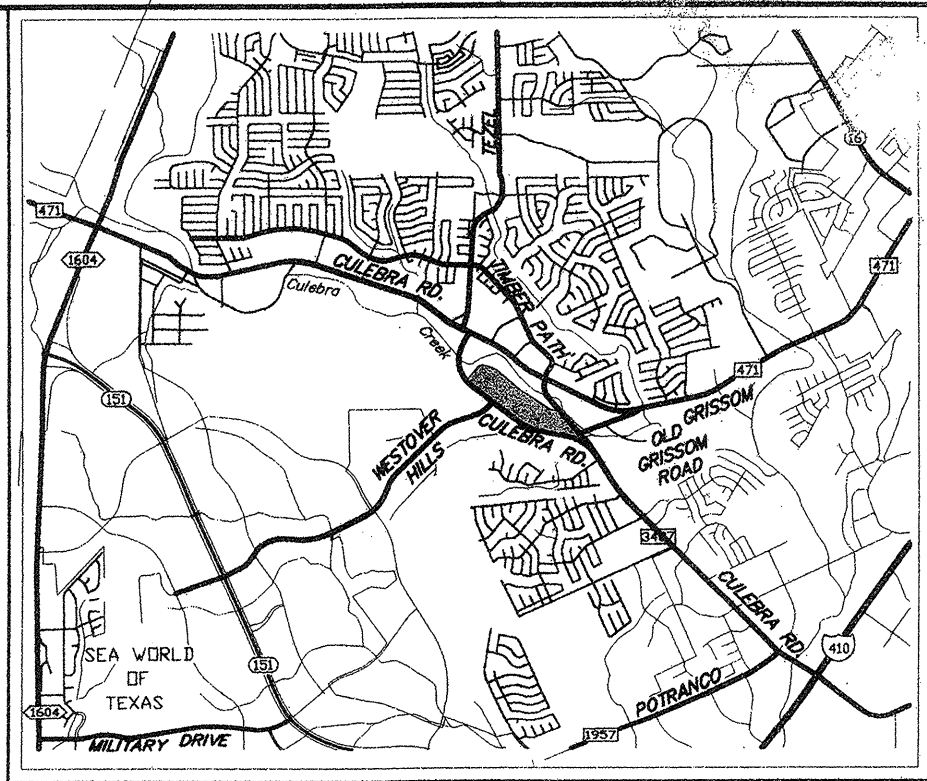
Gerry Rickhoff
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF February, A.D. 2003 AT 11:39 A.M. AND DULY RECORDED THE 14th DAY OF Feb. A.D. 2003 AT 3:25 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9556 ON PAGE 153 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14th DAY OF February, A.D. 2003.

COUNTY CLERK, BEXAR COUNTY, TEXAS

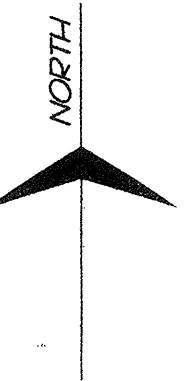
BY: *[Signature]* DEPUTY

SHEET 2 OF 3
J.O. 01013-9E DATE: 6-26-02 LOTS: 151

P-01013-9E



LOCATION MAP



SCALE: 1" = 200'

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR - 5 PM 3:12

TOTAL LAND AREA: 53.953 ACRES
TOTAL RESIDENTIAL AREA: 51.339 ACRES
TOTAL NUMBER OF RESIDENTIAL LOTS: 273
DENSITY: $273/51.339 = 5.318$ LOTS/ACRES
TOTAL COMMERCIAL AREA: 2.614 ACRES
CONTOUR INTERVALS @ 2'

LOCATION

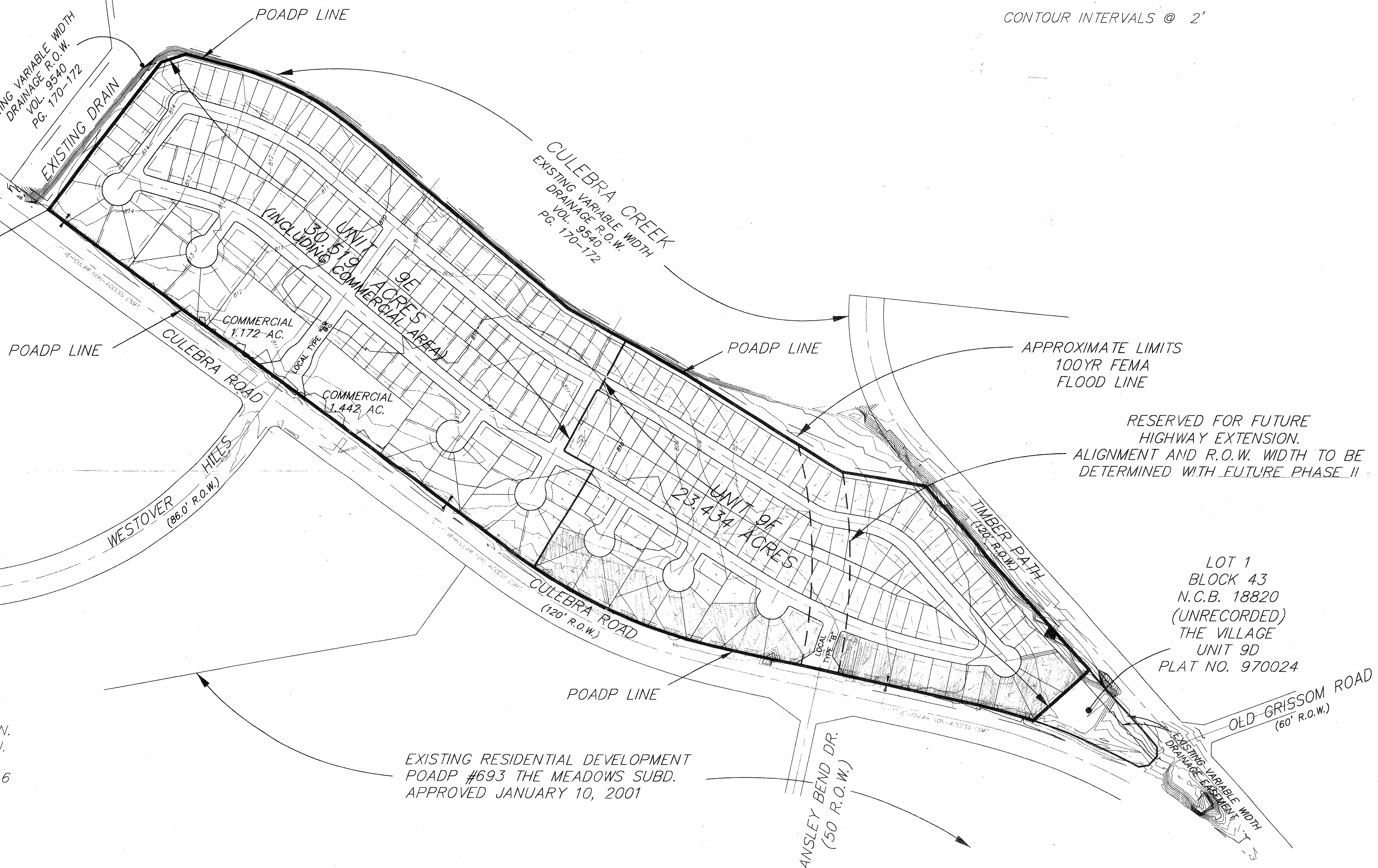
LOCATED AT CULEBRA ROAD AND
WESTOVER HILLS IN THE CITY LIMITS

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" (50' R.O.W., 30' ASPHALT) AND TYPE "B" STREETS (60' R.O.W., 40' ASPHALT), UNLESS OTHERWISE SHOWN.
2. TYPICAL LOT SIZE: R-5 = 5000 Sq. Ft. MIN.
R-6 = 6000 Sq. Ft. MIN.
3. RESIDENTIAL AREA IS ZONED R-5 AND R-6 COMMERCIAL AREA TO REMAIN B-3
4. PROPERTY IS PART OF AN EXISTING APPROVED P.O.A.D.P. #473 APPROVED JULY 7, 1995.



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
2-22-02 473-A
(date) (number)
If no plats are filed, plan will expire
On 8-22-03
first filed on

DEVELOPER NAME: DEL MAR INVESTMENT GROUP, LTD.
& LAREDO WAREHOUSE, LTD.

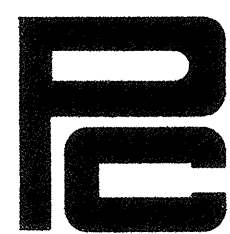
ADDRESS: 1202 DEL MAR BOULEVARD,
STE. 3, LAREDO, TX 78045

PHONE #: (956) 727-3560

FAX #: (956) 727-1940

REVISIONS

NO.	DATE	DWN. BY	CHK. BY



POZNECKI - CAMARILLO and ASSOC., INC.

ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 210/349-3273

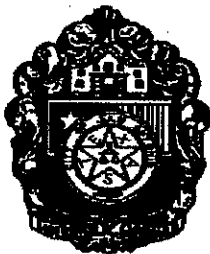
POZNECKI-CAMARILLO & ASSOCIATES, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THE INFORMATION SHOWN MAY NOT BE USED OR REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM POZNECKI-CAMARILLO & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD POZNECKI-CAMARILLO & ASSOCIATES, INC. HARMLESS.

DEL MAR INVESTMENT GROUP, LTD.
& LAREDO WAREHOUSE, LTD.

THE VILLAGE SUBDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB. NO. 01018
DATE MARCH 2002
DWN. BY D.G.W. / J.L.D.
CHKD. BY AMQ.
DWG FILE 01018POAD.DWG
SHEET NO. 1 OF 1

VRP# 04-11-020



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF S
DEPT. OF
OFFICE

file
03 NOV 17 PM 4:20
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Permit File: # 04-11-020
Assigned by city staff

Date November 6, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/ Agent Lar-Del, Ltd. Phone: (956)727-3520 Fax: (956)727-1940

Address: 7913 McPherson, Suite 103, Laredo, TX Zip Code: 78045

Engineer/Surveyor: Brown Engineering Co. Phone (210)494-5511 Fax: (210)494-5519

Address: 1000 Central Parkway N. Ste. 100, San Antonio, TX Zip Code: 78232

1. Name of Project: The Village Subdivision (Units 9E and 9F)
2. Site location or address of Project: northwest corner of Culebra Rd. & Timber Path intersection
3. Council District 6 ETJ -- Over Edward's Aquifer Recharge () yes (X) no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
The Village Subdivision Units 9E & 9F contain single-family residential lots and commercial lots as reflected on the POADP #473-A (approved February 22, 2002).
5. What is the date of applicant claims rights vested for this Project? February 22, 2002
6. What, if any, construction or related actions have taken place on the property since that date?

The subdivision plat for The Village Subdivision Unit 9E has been approved at Planning Commission and residential home-building is in progress. Brown Engineering Co. is currently in the process of platting The Village Subdivision Unit 9F; therefore, no construction related actions have occurred on Unit 9F.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

● **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date Issued: _____

Expiration Date: _____ Acreage: _____

● **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name The Village Subdivision File #473-A
Date accepted: 2/22/02 Expiration Date: 8/24/03 MDP Size: 53.95 acres

● **P.U.D. PLAN**

Name _____ # _____
Date accepted: _____

● **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

● **Approved Plat**

Plat Name: The Village Subdivision Unit 9E Plat # 010422 Acreage: 32.473 Approval

Date: 7/10/02 Plat Recording Date: 2/14/03 Expiration Date N/A Vol./Pg. Vol. 9556, Pg. 152

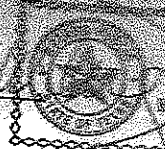
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

... Filing a document with the Commission on the grounds that it is a crime under 15.01 and 15.02 of the Penal Code to make a false statement as a voter and felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information and documents and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Robert W. Trautmann, Jr. 

Sworn to and subscribed before me by on this 12 day of November, 2003 to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: Shelly A. Spivey 


City of San Antonio use

Permit File: # VRP 04-11-020
Assigned by city staff

Date: _____

☒ **Approved**

☐ **Disapproved**

Review By:  Date: 12/09/03

Comments: App of 2-22-02 for project
shown on 9E and 9F on the
MDP/POADP 473-A

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

file

TO: City Planning
1901 S. Alamo St.

Attn.: Mike Herrera
ROOM 214

JOB #: 241-041-00/BG 1

DATE: November 12, 2003

RE: The Village Subd.
POADP #473-A

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
3	Vested Rights Permit Application Signed and Notarized (Original w/2 copies)
1	Fee check for \$160.00
2	POADP The Village Subdivison #473-A
2	Subdivision Plat for the Village Subdl 9E, Plat #010422

03 NOV 17 PM 4:20
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ For LOC

REMARKS:

#04-11-020

COPY TO: _____

SIGNED: Christina Pecina

CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE OF DIRECTOR

NOV 17 PM 4:20

1025

LAR-DEL, LTD

7913 MCPHERSON RD., SUITE 103
LAREDO, TX 78045
(956) 723-3520

THE LAREDO NATIONAL BANK

LAREDO, TX 78041
88-31-1149

11/7/2003

PAY TO THE
ORDER OF City of San Antonio

\$ **160.00

One Hundred Sixty and 00/100*****

DOLLARS

City of San Antonio

MEMO

Vested Rights Permit Village 9F



⑈001025⑈ ⑆114900313⑆

⑈0674398⑈

Details on back
Security Features included